

Recorded: 11/3/2023 at 9:34:15.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$439.20  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2751

**Return To:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, Iowa 50644  
**Taxpayer:** Alex J. Hettinger and Elizabeth M. Hutchinson, 1840 120<sup>th</sup> Avenue, Manchester, IA 52057  
**Preparer:** Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

### WARRANTY DEED


For the consideration of One Dollar(s) and other valuable consideration, Madison Kay Cornwell and Rusty Norman Cornwell, wife and husband, do hereby convey to Alex J. Hettinger and Elizabeth M. Hutchinson, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

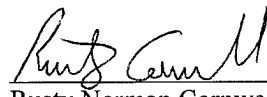
**That part of the Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of Section Sixteen (16), Township Eighty Nine (89) North, Range Six (6), West of the Fifth P.M. described as commencing at a point on the West line of said Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) which is four hundred ninety five (495) feet North of the Southwest corner of said Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>), and running thence North one hundred seventy five (175) feet, thence East two hundred seventy five (275) feet, thence South one hundred seventy five (175) feet, thence West two hundred seventy five (275) feet to the point of beginning.**

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

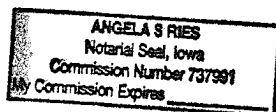
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 27, 2023.

  
\_\_\_\_\_  
Madison Kay Cornwell, Grantor

  
\_\_\_\_\_  
Rusty Norman Cornwell, Grantor

STATE OF IOWA, COUNTY OF Dubuque  
This record was acknowledged before me on October 27 2023, by Madison Kay Cornwell and Rusty Norman Cornwell, wife and husband.



12-8-2023

  
\_\_\_\_\_  
Signature of Notary Public